

PIN: 07-14-300-022

ADDRESS:  
1492 W OGDEN AVENUE  
NAPERVILLE, IL 60540

PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540  
630/420-4170

RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case #23-1-082

**ORDINANCE NO. 23 - \_\_\_\_**

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION  
FOR  
1492 W OGDEN AVENUE (WOLF CAR WASH)**

**RECITALS**

1. **WHEREAS**, Penny D. Wolf, Daniel S. Wolf and Randall E. Wolf, as co-Trustees of the Declaration of Trust of Daniel A. Wolf, under a certain trust agreement dated December 23, 1992, 2251 Gulf of Mexico Drive, Suite 201, Longboat Key, FL 34228, are the owners ("**Owners**") of real property located at 1492 W Ogden Avenue, Naperville, IL 60540, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS, WHEREAS**, with the authorization of the Owners, Daniel S. Wolf, 1248 Oxford Lane, Naperville, IL 60540 ("**Petitioner**"), has petitioned the City of Naperville for approval of a Preliminary/Final Plat of Subdivision for the 1492 West

Ogden Avenue Subdivision to allow for the development of a car wash on the Subject Property; and

3. **WHEREAS**, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for 1492 West Ogden Avenue should be approved as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:**

**SECTION 1:** The foregoing Recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The Preliminary/Final Plat of Subdivision for 1492 West Ogden Avenue, attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 3:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 4:** The City Clerk is authorized and directed to record this Ordinance, the Preliminary/Final Plat of Subdivision for the 1492 West Ogden Avenue Subdivision, approved by this Ordinance, with the DuPage County Recorder.

**SECTION 5:** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code. Technical and minor substantive revisions as deemed acceptable to the City Attorney

may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

**SECTION 6:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

\_\_\_\_\_  
Dawn C. Portner  
City Clerk